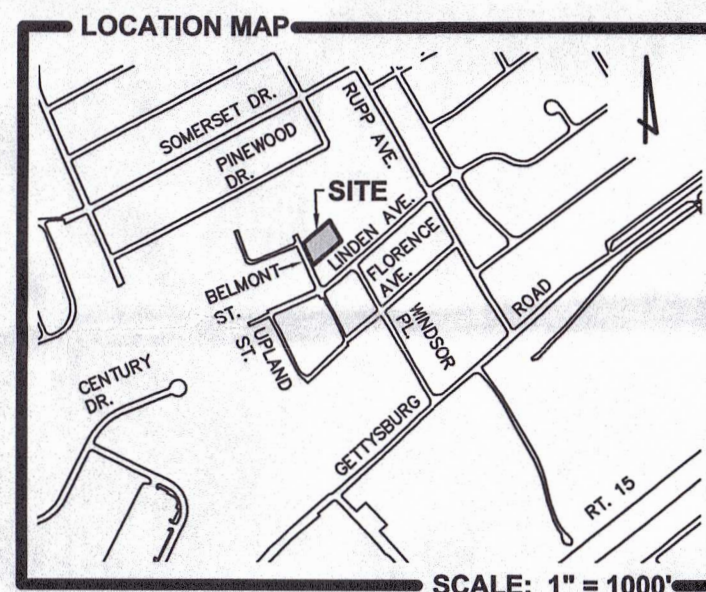


MINOR FINAL SUBDIVISION PLAN OF 701 BELMONT STREET LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA.



SHEET INDEX

- 1 OF 3 - COVER SHEET
2 OF 3 - FINAL SUBDIVISION PLAN
3 OF 3 - FINAL GRADING AND STORMWATER
MANAGEMENT PLAN

PLAN DATE: APRIL 08, 2021

REVISED DATES : MAY 11, 2021
JUNE 4, 2021
JULY 1, 2021
AUGUST 9, 2021

PROPERTY OWNER :

MKPH HOLDINGS, LLC
C/O RICHARD HART, MANAGING PARTNER
121 WEST WINDING HILL ROAD
MECHANICSBURG, PA. 17055
(717) 385-9588

COMMONWEALTH OF PENNSYLVANIA

COUNTY OF Cumberland

ON THIS THE 10th DAY OF January, 2022, BEFORE ME, Staci Lynne Morgan
THE UNDERSIGNED OFFICER, PERSONALLY APPEARED Richard Hart

KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE
SUBSCRIBED TO THE WITHIN INSTRUMENT, AND ACKNOWLEDGED THAT EXECUTED THE SAME
FOR THE PURPOSES THEREIN CONTAINED. Richard Hart

Richard Hart
MKPH HOLDINGS, LLC, RICHARD HART, MANAGING PARTNER

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL.

Staci Lynne Morgan
(NOTARY SEAL)

Commonwealth of Pennsylvania - Notary Seal
Staci Lynne Morgan, Notary Public
Cumberland County
My commission expires October 24, 2024
Commission number 1243471
Member, Pennsylvania Association of Notaries

CUMBERLAND COUNTY PLANNING DEPARTMENT

REVIEWED THIS 17 DAY OF May, 2021
BY THE CUMBERLAND COUNTY PLANNING DEPARTMENT.
Kirk Stoner
DIRECTOR OF PLANNING

BOARD OF COMMISSIONERS

APPROVED BY THE BOARD OF COMMISSIONERS, LOWER ALLEN
TOWNSHIP, CUMBERLAND COUNTY, PA.

APPROVED THIS 1st DAY OF July, 2021
CONDITIONS OF APPROVAL COMPLETED THIS 20th DAY
OF January, 2022
Dean W. Villone PRESIDENT
Debra K. Amato SECRETARY

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE CUMBERLAND COUNTY COURTHOUSE
RECORDED THIS 23rd DAY OF March, 2022
INSTRUMENT NO. 202208448

I CHRIS A. HOOVER, ON THIS DATE 8/5/21,
HAVE REVIEWED AND HEREBY CERTIFY THAT THE DRAINAGE
PLAN MEETS ALL DESIGN STANDARDS AND CRITERIA OF THE
LOWER ALLEN TOWNSHIP ACT 167 STORMWATER MANAGEMENT
ORDINANCE.

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.
Chris A. Hoover
CHRIS A. HOOVER, P.E., P.L.S.

WAIVER BLOCK			
SECTION	DESCRIPTION	BOARD ACTION	DATE
192-57C(9)	PROVIDE SIDEWALKS ALONG BELMONT STREET	APPROVED	7-12-21
192-57C(8)	PROVIDE CURBS ALONG BELMONT STREET	APPROVED	7-12-21
192-57C(1)	PROVIDE ROAD WIDENING BELMONT STREET	APPROVED	7-12-21
192-57.B(2)(h)[2] 192-57.B(2)(h)[3]	PROVIDE ADDITIONAL RIGHT-OF-WAY FOR BELMONT STREET	APPROVED	7-12-21
192-58.C(5)(a)	PROVIDE STREET TREES	APPROVED	7-12-21

PUBLIC UTILITY FILING (ACT 287):

COMPANY : VERIZON PENNSYLVANIA INC.
ADDRESS: 201 STANWIX ST., 4TH FLOOR
PITTSBURGH, PA, 15222
PHONE : 1-800-837-4966
CONTACT: OFFICE PERSONNEL

COMPANY: UNITED WATER PA
ADDRESS: 317 NORTH MARKET ST.,
MECHANICSBURG, PA. 17055
PHONE: 717-766-4131
CONTACT: DENNIS RUDISILL
EMAIL: DENNIS.RUDISILL@UNITEDWATER.COM

COMPANY: FIRSTENERGY CORP
ADDRESS: 76 S. MAIN ST.,
AKRON, OH. 44308-1890
PHONE: 1-800-633-4766
CONTACT: OFFICE PERSONNEL

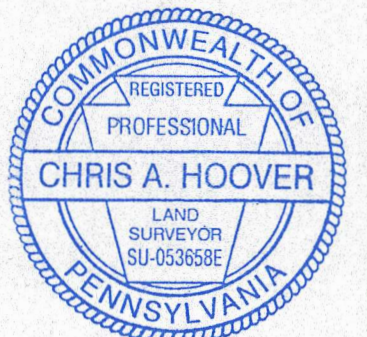
COMPANY: COMCAST CABLE COMMUNICATIONS INC.
ADDRESS: 339 BALTIMORE RD.
SHIPPENSBURG, PA. 17257
PHONE: 717-477-2529
CONTACT: MARK ADAMS

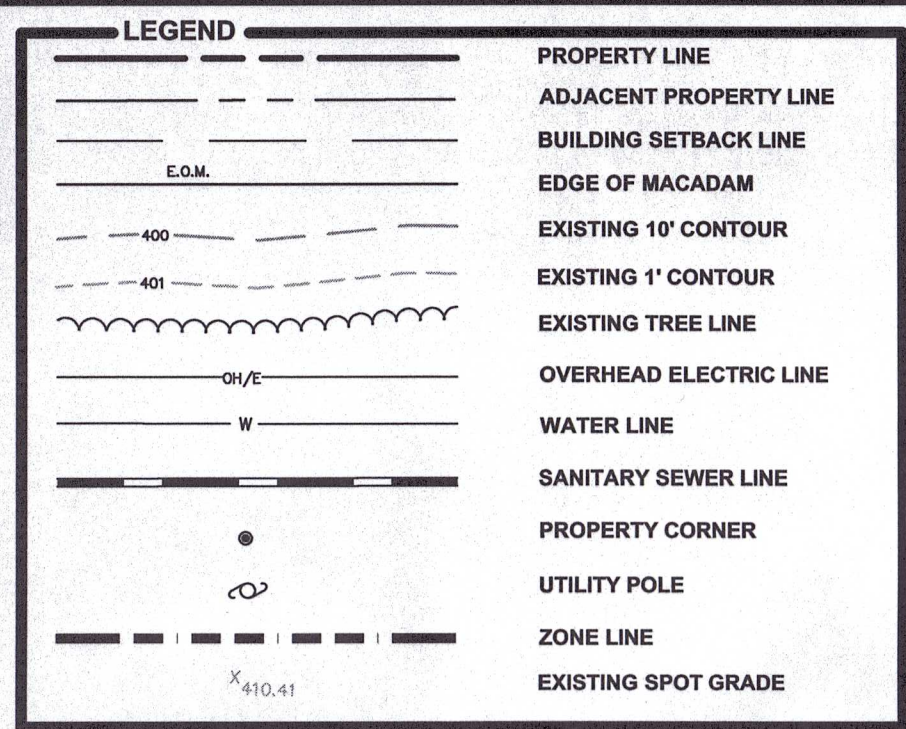
LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE BASED
UPON SURFACE EVIDENCE AND EXISTING DRAWINGS AND ARE
NOT GUARANTEED TO BE COMPLETE OR ACCURATE BY
HOOVER ENGINEERING SERVICES, INC. CONTRACTORS TO CONTACT
PA. ONE CALL SYSTEMS, INC. (1-800-242-1776) TO
ESTABLISH EXISTING UTILITY LOCATIONS AT LEAST THREE(3)
WORKING DAYS PRIOR TO THE START OF ANY EARTHMOVING
ACTIVITIES.

COMPANY: COMCAST CABLE COMMUNICATIONS INC.
ADDRESS: 4601 SMITH ST.
HARRISBURG, PA. 17109
PHONE: 717-540-8900
CONTACT: CONSTRUCTION COORDINATOR

COMPANY: EMBARQ
ADDRESS: 665 LEXINGTON AVE.
MANSFIELD, OH. 44907
PHONE: 419-522-5101
CONTACT: OLE HAGEN
EMAIL: OLE.N.HAGEN@EMBARQ.COM

COMPANY: UGI UTILITIES INC.
ADDRESS: 1500 PAXTON ST.
HARRISBURG, PA. 17104
PHONE: 717-234-5951
CONTACT: TOM WITT
EMAIL: TWITT@UGI.COM.





ZONING INFORMATION:

ZONING OF TRACT : R-1 SINGLE FAMILY ESTABLISHED RESIDENTIAL
MINIMUM LOT AREA = 7,200 S.F.
MINIMUM LOT WIDTH = 50' AT DEDICATED R/W LINE
IMPERVIOUS LOT COVERAGE = 50% (MAXIMUM)
MINIMUM BUILDING SETBACKS :
FRONT = 30'
SIDE = 15'
REAR = 25'
MAXIMUM PRINCIPAL BUILDING HEIGHT = 35'
MAXIMUM ACCESSORY STRUCTURE HEIGHT = 25'
MAXIMUM PERMITTED DENSITY = 4 DWELLING UNITS PER GROSS ACRE
(1 DWELLING UNIT PER 10,890 S.F.)

SITE DATA:

ZONING OF TRACT : R-1 SINGLE FAMILY ESTABLISHED RESIDENTIAL
TRACT 1
TOTAL TRACT AREA = 20,291.92 S.F. / 0.4658 AC.
DEED REF. : D.B. 201224238
TAX PIN NO. : 13-24-0795-088
TRACT 2
TOTAL TRACT AREA = 2,445.59 S.F. / 0.0561 AC.
DEED REF. : D.B. 201531466
TAX PIN NO. : 13-24-0795-183
METHOD OF SEWAGE DISPOSAL = PUBLIC : LOWER ALLEN TOWNSHIP AUTHORITY
METHOD OF WATER SUPPLY = PUBLIC : PENNSYLVANIA AMERICAN WATER COMPANY
PROPOSED DENSITY = 1 DWELLING UNIT PER 11,368 S.F.
PROPOSED BUILDING HEIGHT = 16'

EXISTING LOT COVERAGE:

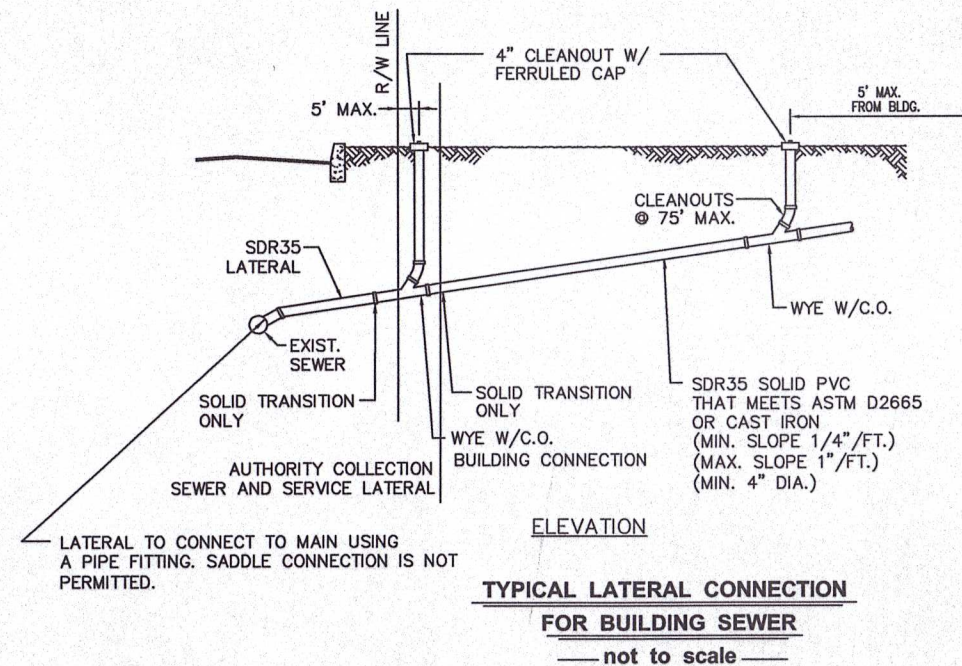
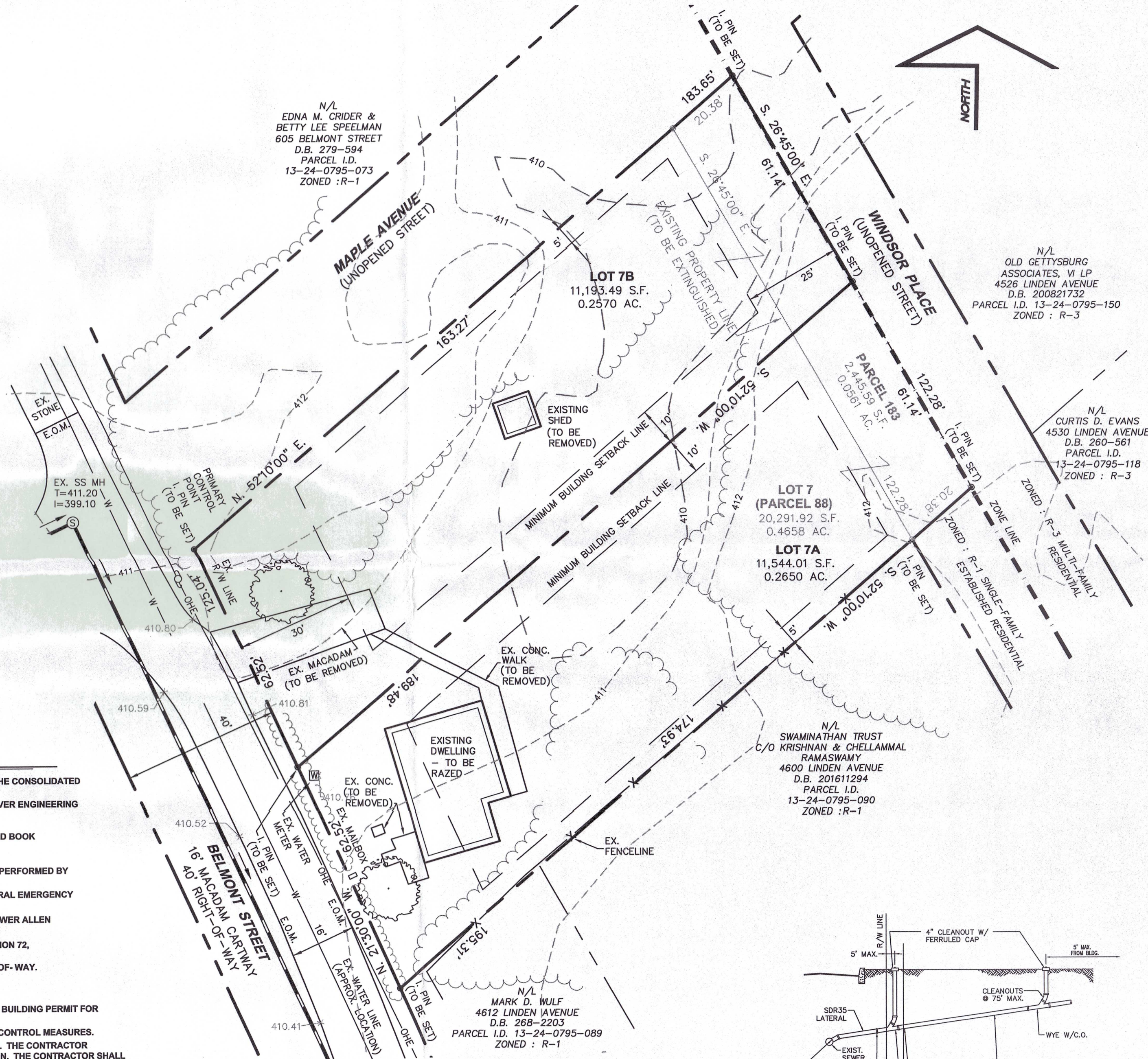
LOT 7A
TOTAL LOT AREA = 11,544.01 S.F. / 0.2650 AC. = 100.00%
BUILDING AREA = 877 S.F. / 0.02 AC. = 7.6%
MACADAM / CONCRETE = 279 S.F. / 0.01 AC. = 2.4%
TOTAL IMPERVIOUS = 1,158 S.F. / 0.03 AC. = 10%
TOTAL OPEN SPACE = 10,386.01 S.F. / 0.23 AC. = 90%
LOT 7B
TOTAL LOT AREA = 11,193.49 S.F. / 0.2570 AC. = 100.00%
BUILDING AREA = 93 S.F. / 0.002 AC. = 0.8%
MACADAM / CONCRETE = 488 S.F. / 0.01 AC. = 4.4%
TOTAL IMPERVIOUS = 581 S.F. / 0.01 AC. = 5.2%
TOTAL OPEN SPACE = 10,612.49 S.F. / 0.20 AC. = 94.8%

GENERAL NOTES:

1. THE PURPOSE OF THIS PLAN IS TO COMBINE PARCELS 88 AND 183 INTO ONE LOT AND THEN SUBDIVIDE THE CONSOLIDATED LOT INTO TWO LOTS TO BE USED FOR RESIDENTIAL PURPOSES.
2. THE PERIMETER AND TOPOGRAPHIC SURVEY DATA ARE BASED ON A FIELD SURVEY COMPLETED BY HOOVER ENGINEERING SERVICES, INC. IN MARCH 2021. TOPOGRAPHIC DATUM IS BASED UPON 1929 NGV DATUM. PERIMETER INFORMATION BASED UPON THE FOLLOWING:
 - TRACT DEED INFORMATION FOR PARCELS 183 AND 88 RECORDED IN DEED BOOK 201224238 AND DEED BOOK 201531466
 - RECORDED SUBDIVISION PLAN OF WINDSOR PLACE RECORDED IN PLAN BOOK 2, VOLUME 50.
3. THERE ARE NO WETLANDS LOCATED ON EITHER LOT 7A OR 7B BASED UPON A WETLAND INVESTIGATION PERFORMED BY HOOVER ENGINEERING SERVICES, APRIL 2021.
4. THE SUBJECT SITE IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN BASED UPON REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY/PANEL NUMBER 42041C0277E, EFFECTIVE 3/16/2009.
5. SANITARY SEWER INSTALLATION SHALL COMPLY WITH THE STANDARDS AND SPECIFICATIONS OF THE LOWER ALLEN TOWNSHIP AUTHORITY.
6. ALL WORK SHALL BE IN ACCORDANCE WITH PENNDOT PUBLICATION 408, SPECIFICATIONS AND PUBLICATION 72, ROADWAY CONSTRUCTION STANDARDS, UNLESS OTHERWISE NOTED.
7. A RIGHT-OF-WAY PERMIT IS REQUIRED BEFORE STARTING ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
8. WORK ZONE TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH PENN-DOT PUBLICATION 213.
9. ALL STORM DRAINAGE PIPE SHALL BE SMOOTH INTERIOR UNLESS OTHERWISE NOTED.
10. INDIVIDUAL LOT GRADING AND STORMWATER PLANS SHALL BE REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE RESPECTIVE LOT.
11. LOT OWNERS SHALL BE RESPONSIBLE FOR THE IMPLEMENTATION AND MAINTENANCE OF SOIL EROSION CONTROL MEASURES.
12. UTILITY LOCATIONS ARE BASED UPON A FIELD SURVEY OF VISIBLE INFORMATION AND PLANS BY OTHERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL SAFEGUARD ALL UTILITIES DURING CONSTRUCTION.
13. THE SEWER LATERAL SERVING THE EXISTING SINGLE FAMILY HOME SHALL BE CUT AND CAPPED AT THE MAIN.
14. LOT OWNERS ARE REQUIRED TO MAINTAIN LOT GRADING AND SURFACE DRAINAGE PATTERNS AND CHARACTERISTICS IN ACCORDANCE WITH APPROVED PLAN.
15. CONSTRUCTION OF ALL WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY AND WORK RELATED TO STORM DRAINAGE FACILITIES REQUIRES INSPECTION BY THE TOWNSHIP. PROVIDE A MINIMUM 48 HOURS NOTICE TO THE TOWNSHIP BEFORE STARTING WORK.
16. CONTRACTOR SHALL SCHEDULE A PRECONSTRUCTION SITE MEETING WITH THE TOWNSHIP ENGINEER AT LEAST 48 HOURS PRIOR TO STARTING CONSTRUCTION ACTIVITIES.
17. SITE DISTURBANCE IS PERMITTED TO START ONLY IF AND WHEN SUFFICIENT TIME IS AVAILABLE TO STABILIZE DISTURBED AREAS IN ACCORDANCE WITH PADEP REQUIREMENTS AND WITH THE APPROVED PLAN.
18. NEAREST ACTIVE FIRE HYDRANT IS LOCATED SOUTH WEST ON THE NORTHERN SIDE OF LINDEN AVENUE - 453' AWAY.
19. A FEE SHALL BE PAID BY THE DEVELOPER INLIEU OF PROVIDING RECREATIONAL AREA.

SOILS LEGEND : (ENTIRE SITE)

HdB - HAGERSTOWN ROCK OUTCROP COMPLEX,
0 TO 8% SLOPES



DATE: 4/8/21
SCALE: 1"=20'
FILE: 221020
DWG: SUB_BASE

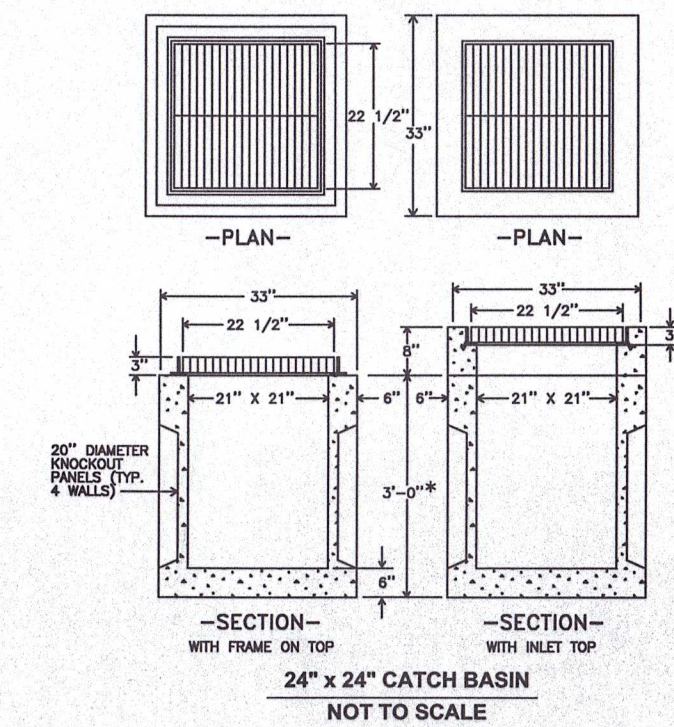
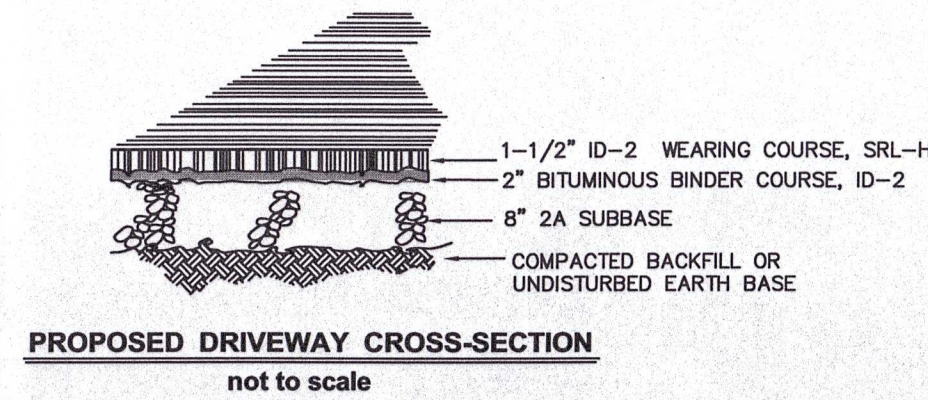
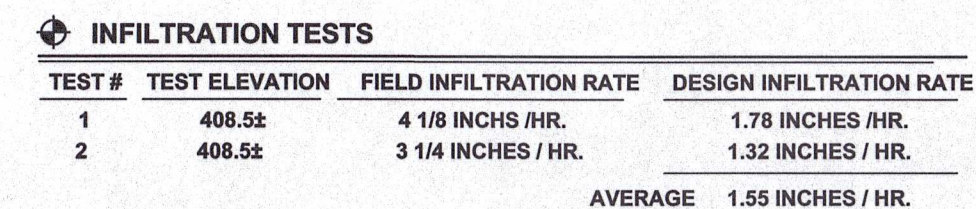
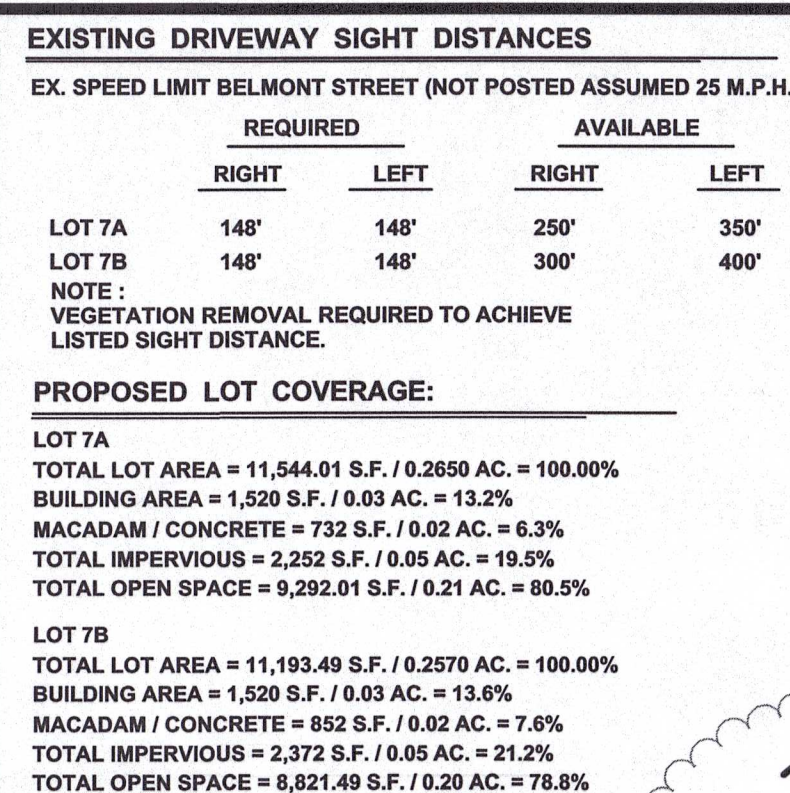
**MINOR
FINAL SUBDIVISION PLAN
OF
701 BELMONT STREET**

LOWER ALLEN TOWNSHIP, CUMBERLAND COUNTY, PA.

REVISIONS		DESCRIPTION	
NO.	DATE	DESCRIPTION	BY
4	8-9-21	COMPLETE WAIVER BLOCK	SM
3	7-1-21	ADDRESS TWP. REVIEW LETTER DATED 6-10-21	SM
2	6-4-21	ADDRESS TWP. REVIEW LETTER DATED 4-27-21	SM
1	5-11-21	ADDRESS SEWER AUTHORITY COMMENTS	SM

HOOVER
ENGINEERING SERVICES, INC.
ENGINEERS • PLANNERS • SURVEYORS
658 GAUMER RD., SUITE 100
NEW CUMBERLAND PA. 17070-2823
TELEPHONE (717) 770-0100 FAX (717) 770-1557

SHEET 2 of 3



HOOVER
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